

# MINUTES

## GOLDEN RAIN FOUNDATION OF WALNUT CREEK

### REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JANUARY 27, 2011, AT 9:02 A.M.

A regular meeting of the Board of Directors of the Golden Rain Foundation (GRF) of Walnut Creek was convened by the President, David H. Smith, at 9:02 a.m. on Thursday, January 27, 2011, in Peacock Hall at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: David H. Smith, Rita A. Fredlund, Susan Williamson, Clair S. Weenig, Barbara S. Jordan, Patrick T. Kelly, Donald A. Peterson, Melvin N. Wall, and Paul J. Donner, Director, Mutual Operations and Trust Operations, who was sitting in for Warren T. Salmons, ex-officio member of the Board, who was excused. Attendance

Excused: Phoebe E. Cortessis

Also present were Joan (Jo) Jones, Chairman, Aquatics Advisory Committee; Sheldon Solloway, Chairman, Audit Committee; Kenneth W. Haley, Chairman, Finance Committee; Carol A. Green, Chairman, Fitness Center Advisory Committee; Michael P. Fleck, Chairman, Golf Advisory Committee; Richard S. Chakoff, Chief Financial Officer; Paul J. Donner, Director, Mutual Operations; Anthony W. Grafals, General Counsel and Director of Confidential Services; Mark K. Heptig, Director, Golf Courses/Golf Professional; Jeffrey P. Matheson, Director, Resident Services; Paulette L. Jones, Senior Manager, Executive Services; Maureen A. O'Rourke, Senior Manager, and Wilma Murray, Staff Writer, Communications Department; Judith A. Perkins, Senior Manager, Human Resources; Dennis Bell, Public Safety Coordinator; Priscilla Tudor, Counseling Services Coordinator; Susan F. Ritner, Program Manager, and George Ivanov, Program Assistant, Rossmoor Television Channel; and Justin Lal, Custodian/AV Technician, Custodial Department.

There being no corrections, the minutes of the regular meetings of the Board held on December 3, 2010, and January 11, 2011, were approved as written by unanimous consent.

Minutes  
Approved

The President gave some background information about this month's recipient of The Rossmoor Award, Leonard Krauss, President of the Rossmoor Computer Club, who earned the Award for his many years of teaching computer skills to Rossmoor residents to make them computer literate, for helping to create the computer center at Gateway Complex, for organizing and teaching many of the computer classes at Acalanes, and for helping to bring a free six-week program to Rossmoor that improves both mind and memory. Mr. Krauss accepted the Award with thanks and on behalf of the Computer Club's volunteers and members.

Presenta-  
tion of The  
Rossmoor  
Award

In addition to the Treasurer's report, which recapped the preliminary operating results for the year ended December 31, 2010, and was included in the agenda package, Mr. Weenig gave his 2010 end-of-year summary Treasurer's report (copy on file with the minutes), noting that while the figures are reasonably accurate, they were taken from a preliminary report and may need year-end adjustment. He concluded his report by saying it was his pleasure to present such a positive financial report and then gave credit for it to prior GRF Boards, the CEO, the CFO, and their various department heads.

Treasurer's  
Report

In the absence of the CEO, Mr. Donner read the CEO's report dated January 20, 2011, which included the manor sales report for the period ending December 31, 2010, and as of January 20, 2011. The report was included in the agenda package. Mr. Donner added that, as of yesterday, there have been 14 sales in January, and there are 46 pending escrows.

CEO's  
Report

During the Residents' Forum, Carl W. Brown, expressed his concerns regarding the proposed guest fee policy and encouraged the Board to rethink this policy.

Residents'  
Forum

Michael P. Fleck expressed his concern regarding the proposal to charge guest fees at the Fitness Center, saying that it would create a dual principle in terms of the golf course guest policy.

William Dabney discussed the idea of forming a Marketing Committee and distributed a letter regarding the matter and an outline explaining why GRF should have a Marketing Committee.

Elizabeth Knepfel, who teaches a class on using an Ipad, reiterated her complaints that the Wi-Fi in Rossmoor is unreliable and needs improvement. Discussion followed during which staff was asked to look into the cost of providing stronger signals in Rossmoor to access Wi-Fi and to report back to the Board.

John H. Nutley, President of the Rossmoor Historical Society, thanked the Board and staff for providing the Society with space in the offices vacated by Channel 28 in Dollar Clubhouse after its move to Creekside and for helping with the move. He noted that their office hours will be from 9:00 a.m. to 10:30 a.m. on the first and third Wednesday and Friday of each month.

Mrs. Jones, Chairman of the Aquatics Advisory Committee, said the report of the Committee's January meeting was included in the agenda package, and noted that the winter pool schedule at Del Valle continues to work well. Discussion followed.

AAC  
Report

The Chairman of the Audit Committee, Mr. Solloway, summarized the report of the Committee's January meeting, noting that the Committee discussed potential revisions to its Charter, which will further be considered by the Committee at its

Audit  
Committee  
Report

February meeting. The report was previously distributed to the members of the Board and is on file.

Mr. Haley, Chairman of the Finance Committee, said the Board should have received the report of the Committee's January meeting, which was distributed to the members of the Board and is on file. He then highlighted items in the report, noting that a memo prepared by the Director of Resident Services effectively answered all the questions the Committee had regarding vehicle fleet purchasing practices, and that the Committee discussed the philosophy that should be used to frame Rossmoor's compensation package in the compensation study just getting underway.

Finance  
Committee  
Report

The Chairman of the Fitness Center Advisory Committee, Ms. Green, said the report of the Committee's December meeting and its January meeting was included in the agenda package. She then noted that there were 11,185 visits to the Fitness Center in December, including 313 guest visits; and that there were an additional 849 visits to aquatic classes taught by Fitness Center staff. She then reported that there has been a recent rash of thefts of equipment from the Fitness Center and that she would be sending the Board a report on this problem with recommendations to resolve it. Discussion followed.

FCAC  
Report

Mr. Fleck, Chairman of the Golf Advisory Committee, said the report of the Committee's December meeting and its January meeting was included in the agenda package. He then referred to the geese problem in Rossmoor and discussed the Committee's recommendation that the Board authorize the Director of Golf Courses and the Golf Course Superintendent to contact one or more professional services and select one service to implement a program to greatly reduce the Rossmoor geese population and to specifically discourage nesting in Rossmoor by Canada geese this year and in future years on a regular basis, and that such addition to the budget be at least equal to the increased golf card fee revenue estimated at \$23,000 for 2011. Discussion followed.

GAC  
Report

Before proceeding with Board Committee reports, the President noted that the Policy Committee is recommending that four policies and one rule be approved as revised and that two new rules be approved. He went on to say that today is the first reading of these items and, as is customary, the recommended policies/rules will be summarized by the Chairman of the Policy Committee and that there will be no discussion, debate, or vote on any of these items today in order to allow members of the community time to review and comment on these items before they are taken up by the Board at its end-of-the-month meeting on February 24<sup>th</sup>. He added that residents who wish copies of the proposed policies/rules may obtain them at the GRF Board Office at Gateway Complex.

The Chairman of the Policy Committee, Mrs. Williamson, summarized the Committee's recommended revisions to Policy 601.2, Rossmoor News Editorial Policy

Policy  
Committee  
Report

(agenda attachment 10a-1-3 through 10a-1-6); Policy 602.0, The Rossmoor Television Channel (agenda attachment 10a-2-3 through 10a-2-5); Policy 603.0, Rossmoor Website (agenda attachment 10a-3-2); Policy 304.1, Guest Usage Policy (agenda attachment 10a-4-3); and Rule R102.0, Fitness Center Access and Use (agenda attachment 10a-5-6).

A motion was made by Ms. Jordan and seconded by Mr. Peterson that Policy 304.1, Guest Usage Policy, and Rule R102.0, Fitness Center Access and Use, be referred back to the Fitness Center Advisory Committee, staff, and the Policy Committee. Discussion followed during which the question of whether or not it was even within protocol to remove an item from the agenda was debated. Following further discussion, the vote on the motion was taken, and the motion FAILED as there was a tie vote, with Mesdames Fredlund and Jordan and Messrs. Peterson and Wall voting yes.

Motion Failed that Policy 304.1 & Rule R102.0 be Referred Back to FCAC, Staff, & Policy Committee

Ms. Williamson then explained the reasons the Policy Committee recommended approval of new Rule R105.0, Swimming Pools (agenda attachment 10a-6-3 through 10a-6-5); and Rule R113.0, Sanctum Room Use (agenda attachment 10a-7-4 and 10a-7-5). In keeping with the Board's practice that policy, procedure, and rule agenda items be on the agenda for two end-of-the-month meetings to allow time for resident input, consideration of approving the recommended revised Policies and Rule and the recommended new Rules was deferred to the February 24<sup>th</sup> regular meeting of the Board.

Consideration of Approving Policies & Rules Deferred

Under Unfinished Business, Mrs. Williamson reported that a revised Policy 103.1, Entry into Rossmoor, was introduced at the December 2nd regular meeting of the Board. She then explained the reasons for the proposed revisions, noting that there were no substantive changes.

A motion was made Mrs. Fredlund, seconded by Mr. Weenig, and CARRIED UNANIMOUSLY to approve, as recommended by the Policy Committee, Policy 103.1, Entry into Rossmoor (agenda attachment 11a-2).

Approved Revised Policy 103.1

A motion was made by Mrs. Fredlund, seconded by Ms. Jordan, and CARRIED UNANIMOUSLY to approve the Calendar of Events for the Forty-Seventh Annual Meeting of Members of the GRF (agenda attachment 12a-2 and 12a-3), to be held on Monday, May 9, 2011, at 9:30 a.m. in the Fireside Room at Gateway Complex.

Approved Calendar of Events for 47<sup>th</sup> Annual Mtg.

A motion was made by Mr. Weenig and seconded by Mr. Kelley to approve a new Employee Leasing Agreement between Mutual No. Fifty-Eight and the GRF (agenda attachment 12b-3 through 12b-12). Following an explanation of the Agreement by the President, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Approved New M-58 Employee Leasing Agreement

A motion was made by Mrs. Fredlund, seconded by Ms. Williamson, and CARRIED UNANIMOUSLY to approve a revised RV Storage Lease Agreement (agenda attachment 12c-6 through 12c-11).

Approved  
Revised RV  
Storage  
Lease Agr.

Before concluding, the President announced that the next mid-month regular meeting of the Board will be held on Tuesday, February 8, 2011, at 9:00 a.m. in the Fireside Room at Gateway Complex; that the next end-of-the month regular meeting of the Board will be held on Thursday, February 24, 2011, at 9:00 a.m. in Peacock Hall at Gateway Complex; and that the Board will meet in executive session following this meeting to discuss contract matters.

Announce-  
ments

There being no further business to come before the Board, the meeting was recessed at 10:15 a.m.

Recess



Susan Williamson, Secretary  
Golden Rain Foundation of Walnut Creek